



MAYOR AND COUNCIL AGENDA

NO. 4

DEPT.: Community Planning and Development Services

DATE: July 8, 2004

CONTACT: Scott E. Parker, AICP, Planner III

ACTION:

Public Hearing on Concept Plan amendment CPD1995-0002B, King Farm, to amend approved Concept Plan to allow designated senior housing type uses in lieu of 1.25 million square feet of office.

The City is also requesting, as part of the Concept Plan amendment, that the Land Use designation for the farmstead house located on the five-acre park site be changed to a designation of residential/office.

ACTION STATUS:

FOR THE MEETING OF: 07/19/04

INTRODUCED

PUB. HEARING

INSTRUCTIONS

APPROVED

EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER

SECTION

☐ CONSENT AGENDA

RECOMMENDATION: Conduct Public Hearing on CPD1995-0002B

IMPACT: ☐ Environmental ☒ Fiscal ☒ Neighborhood ☐ Other:

A senior housing component would provide a need for the community, as well as having the overall impact of significantly reducing the number of traffic trips generated by the 1.25 million square feet of office that King Farm will be eliminating from the plan.

The change in the Concept Plan to permit office or residential use of the farmstead house provides options for the future use of the King Farm house and for potential revenue from a future sale.

BACKGROUND:

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3,100,700 square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

The Concept Plan allowed shifting of the office density between the various office development pods. To date, detailed applications have been approved for four office buildings, for a total of approximately 805,992 square feet, including ancillary retail, restaurant and fitness center space. To date, three buildings have been built or are under construction, totaling approximately 560,649

square feet.

The areas that the Concept Plan identifies as office development do not, however, allow for the addition of additional residential units as part of a senior housing use proposal.

KING FARM PROPOSAL:

King Farm Associates has applied for CPD1995-0002B, an amendment to their approved Concept Plan. The subject of the request is to seek approval from the Mayor and Council, after Planning Commission recommendation, to amend the Concept Plan to allow for a senior housing component within the Irvington Centre office development area, in lieu of approximately 1.25 million square feet of office development. The applicant has stated that the senior housing uses would equate to approximately 1.25 million square feet of office in the form of 500 to 600 residential units.

The proposed land uses for this amendment will include three components. The first will be independent senior living. The second will be assisted living, and the third will be that of nursing home uses. Currently, the existing CPD section of the Ordinance allows for the first two components of the proposal, but not the nursing home uses. This component of the proposal is the subject of a text amendment (TXT2004-00211) that is currently being evaluated concurrently by staff and the Mayor and Council. The Planning Commission reviewed the Text Amendment at their meeting of June 23, 2004, and recommended that it be approved.

The Concept Plan amendment will be in the form of a change in a defined area of the concept plan's land use plan within Irvington Centre, which is currently designated as "office." The new designation will be "office," with a note on the land use plan exhibit that will state "alternate location for a square footage of 1.2 million square feet of independent living, assisted living and/or nursing home uses, and related recreational and common use facilities" (see attachment 3).

TRANSPORTATION:

King Farm's proposal to reduce office square footage by 1.25 million square feet will lead to a reduction in traffic trips for the King Farm. Residential uses generate significantly less traffic than office uses, and a traffic impact statement for this proposal is attached for review.

In addition, the Chief of Planning approved a Transportation Demand Management Program (TDM) after input was provided from the Planning Commission, as required by the Resolution of Approval for King Farm. As part of the TDM, two shuttles are running through King Farm on a regular basis. These shuttles will serve the senior housing development in addition to the office. In addition, the office parcels identified for change through this amendment are near the proposed Corridor Cities Transitway and a proposed stop along the line. This request will not alter the approved TDM program.

CITY REQUEST FOR FARMSTEAD HOME SITE:

On June 1, 2004, the Mayor and Council instructed staff to begin steps to sell the 1.5-acre farmstead house in the 5.5-acre farmstead park for office use, following a recommendation by the King Farm Farmstead Task Force. The task force submitted that the farmstead house is inappropriate for public use, requiring significant resources and alterations to retrofit it. It should be noted that the task force preferred that the house be sold as a private residence.

Maryland Route 355, Piccard Drive and an automobile sales lot border the 5.5-acre farmstead park site of King Farm, at the northern boundary of the CPD. The entire 5.5-acre farmstead has been

designated through the Concept Plan as a "park" use. The farmstead house property encompasses a 1.5-acre portion of the entire 5.5-acre site. The house is currently unoccupied.

Currently designated as a park in the approved concept plan, the city is utilizing the opportunity of the Concept Plan amendment to change the land use designation of the 1.5-acre farmstead house from "park" to "park/residential/office" in order to facilitate the Mayor and Council's goal of being able to utilize or sell the property. The balance of the five-acre park site will be unaffected by this amendment, and ownership of the house and park by the Mayor and Council will be unchanged by this amendment. No amendment to the Concept Plan is needed, however, to change ownership of the property. The property would go through the standard property disposition process, including the opportunity for public comment.

The Mayor and Council discussed changing the zoning of the property to C-T to ensure that office uses are compatible with the historic residential character. Staff notes that the existing O-3 zoning allows office uses, so no change in zoning is required to allow office. Staff recommends that the zoning remain O-3 with limitations in the Concept Plan. These limitations should include a maximum floor area of 5,500 square feet (existing plus 10% to accommodate minor modifications), use of C-T development standards (particularly parking and signage), the ability of shared parking with the park, limitations on fence styles, and scenic easements.

The intent of these limitations is to maintain the relationship between the house, the barns, out buildings, and the surrounding open space. The proposed land use designation also permits residential use of the house.

The Mayor and Council also indicated that they would seek historic designation of the house in order to maintain its historic residential character. Exterior changes to the house would have to be approved by the HDC. As part of the designation process, the Mayor and Council may want to consider designation of the entire 5.5-acre farmstead to maintain the historic relationship of the site.

RECOMMENDATION, KING FARM PROPOSAL:

It is Staff's opinion that the incorporation of a senior housing component within this area of King Farm will complement and enhance the Irvington Centre office development of King Farm, provide a prevalent community need and reduce traffic trips. Staff does recommend, however, that the Resolution specify a range for the number of units. Currently, the proposal is for a one-to-one swap of 1.25 million square feet of office for the same amount of senior housing uses. Staff feels that the proposal needs to be solidified by also providing a maximum number of units allowed under this change. The applicant has estimated this number at between 500 and 600 units.


RECOMMENDATION, CITY PROPOSAL:

With respect to the second item related to the farmstead site, staff supports this part of the amendment as well. Ownership is not changing by virtue of this amendment, but it will give the Mayor and Council the flexibility needed to evaluate further options with the site.

NOTIFICATION:

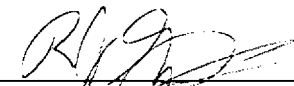
Notices were sent to approximately 1,275 residences and businesses. As required by the Zoning Ordinance, certified mail was sent to approximately 106 property owners adjacent to the King Farm.

PREPARED BY:

 7/8/04

Scott E. Parker, AICP, Planner III

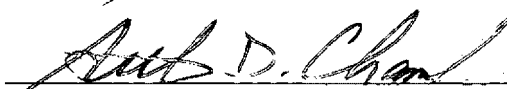
APPROVE:



Robert Spalding, AICP, Chief of Planning

7-8-4


Date



Arthur D. Chambers, AICP, Director

7/12/04

Date



Catherine Tuck Parrish, Acting City Manager

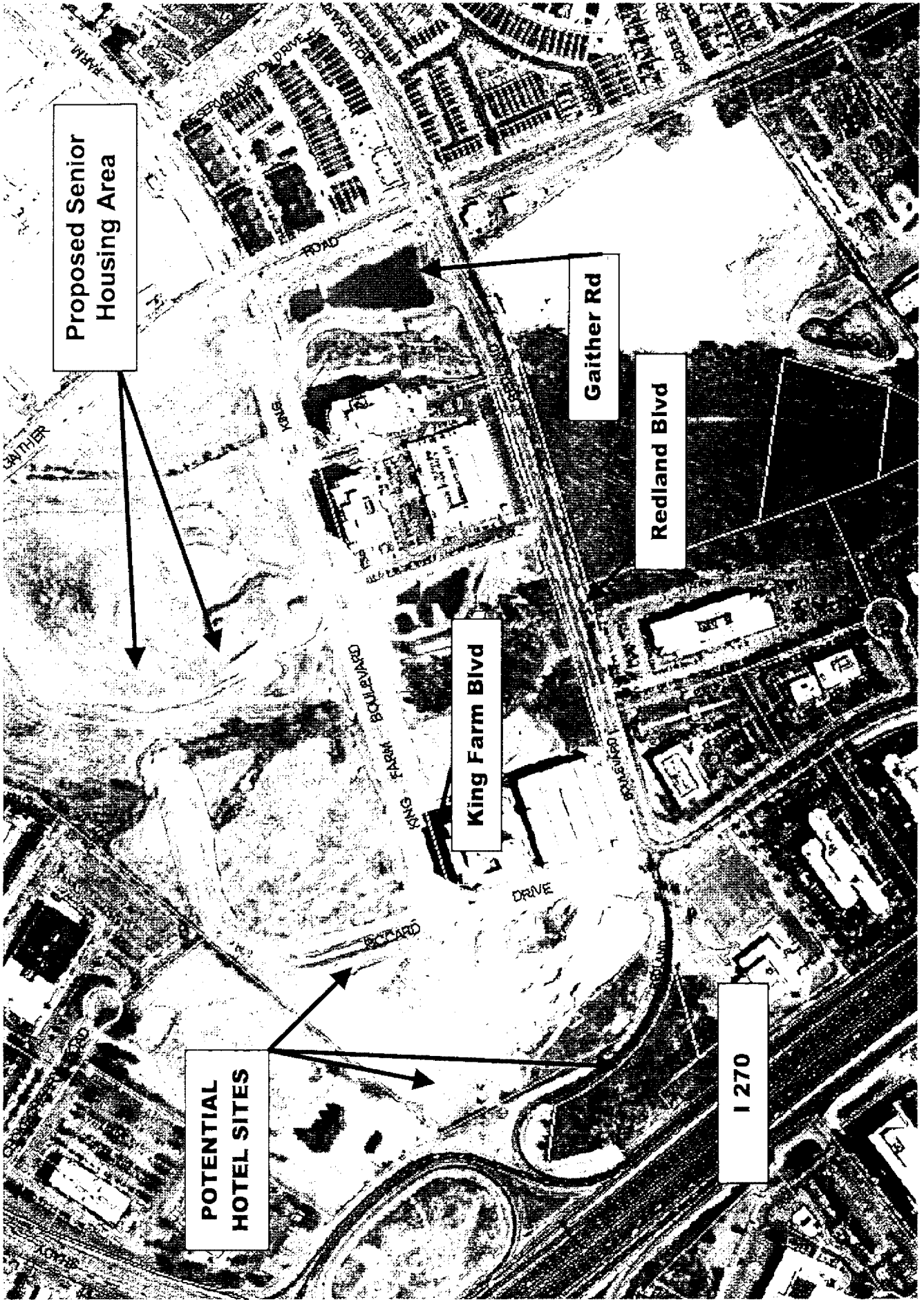
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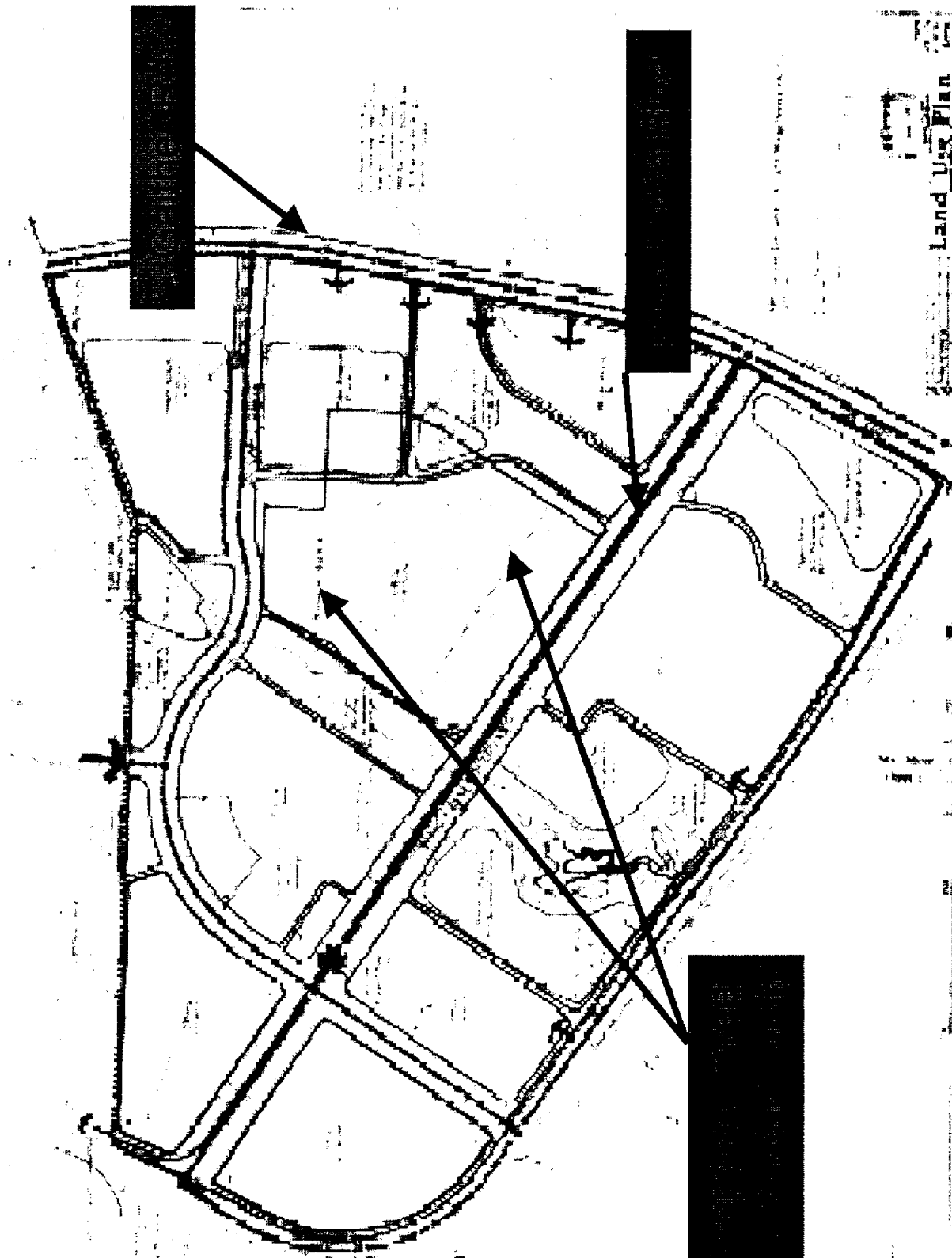
Date

LIST OF ATTACHMENTS:

1. Site Map, Graphic (Senior Housing)
2. Site Map, Aerial (Senior Housing)
3. Land Use Plan (Senior Housing)
4. Traffic Data
5. Site Map 1, Aerial (Farmstead)
6. Site Map 2, Aerial (Farmstead)







Land Use Plan

KING FARM

**LEE CUNNINGHAM
& ASSOCIATES, INC.**
LAND - USE AND TRANSPORTATION PLANNING

May 27, 2004

Mr. Olav Kollevoll
King Farm Associates, LLC
8330 Boone Boulevard Suite
460
Tysons Corner, VA 22182

**RE: AMENDMENT TO KING FARM CONCEPT PLAN TO
ALLOW ALTERNATE SENIOR HOUSING USES**

Dear Mr. Kollevoll:

The following analysis is in response to your request that I assess the transportation impact of a possible modification to the approved King Farm concept plan. The proposed amendment would permit up to 1.2 million square feet of approved office development to be developed for senior housing and related facilities, to include assisted living and nursing care. For purposes of my analysis, I have evaluated a senior housing program that includes 600 independent and 50 assisted living units (650 total units) for the elderly and 50 nursing beds. Although this program may change, it provides a conservative scenario for purposes of our evaluation.

To determine the difference in trip generation, I used trip rates contained in The Institute of Transportation Engineer's (ITE) publication "Trip Generation - 6th Edition." The land uses are General Office Space, Land Use Code (LUC) 710, and Congregate Care Facility, LUC 252. I also examined a combination of the trip generation rates for "Elderly Housing - Attached," LUC 253, and "Nursing Home," LUC 620. The combined rates produce 7 more trips than the Congregate Care Facility in the morning peak hour. The Congregate Care Facility, however, generates 45 more trips in the evening peak hour. Therefore, Congregate Care Facility was used as the basis for comparison.

The calculated number of trips from each scenario is shown in Table 1 below.

**PEAK HOUR TRIP GENERATION
CONGREGATE CARE FACILITY vs. GENERAL OFFICE
Table 1**

	MORNING			EVENING		
	In	Out	Total	In	Out	Total
1,200 K sf General Office Space	1647	225	1872	304	1484	1788
700 DU Congregate Care Facility	26	16	42	67	57	119
Change	-1621	-209	-1830	-237	-1427	-1669

Based on the above, the proposed modification would generate significantly fewer trips in both the morning and evening peak hour. Even with slight shifts in the anticipated program, the dramatic reduction in trip generation would be similar.

I also calculated the number of parking spaces required for each use. For office use, the City of Rockville zoning code requires 1 parking space for each 300 square feet of gross floor space, or 4000 parking spaces. For "housing for the elderly or physically handicapped persons" the code requires one parking space for each 3 dwelling units "plus additional parking based on the location of the development, availability of public transportation, and characteristics of the housing project." Even if we were to assume that the City would require 50% more spaces than the specified amount, well above what would be anticipated in view of the characteristics of the King Farm Development, the total number of parking spaces required for an estimated 650 housing units for the elderly would be 325.

Similarly, with respect to nursing homes, the code requires "one (1) space for each 1000 square feet of floor area, plus one (1) space for each participating staff doctor, plus one space for each two employees." If it is assumed that each bed will require 250 square feet of total gross floor area, the nursing home component of the modified plan will encompass 12,500 square feet. The parking requirement for this component would therefore be 12.5. Further, Medicare staffing standards require that a total of 20 employees, including a "director" would be necessary to adequately care for 50 patients. With one space for the director and one space for every two employees, the total number of spaces necessary to meet the employee requirement would be 10.5. The total number of spaces necessary to accommodate the nursing home component would therefore be 23. Based on these assumptions, the parking required for the approved and proposed development scenarios is as shown in Table 2.

COMPARISON OF PARKING REQUIREMENTS
Table 2

APPROVED	Spaces Required
1,200,000 sf Office Space at 1 space per 300 sf	4,000 spaces
PROPOSED	
650 Dwelling Units for the Elderly	
Unit Count requirement at 1 space per 3 DU	216.6
Contingency spaces	108.4
50 Bed Nursing Home (12,500 sf GFA)	
Floor space requirement at 1 space per 1,000 sf	12.5
Employee Requirement at 1 space for the director and 1 space per 2 employees	10.5
Total Proposed spaces	348
Change	-3652

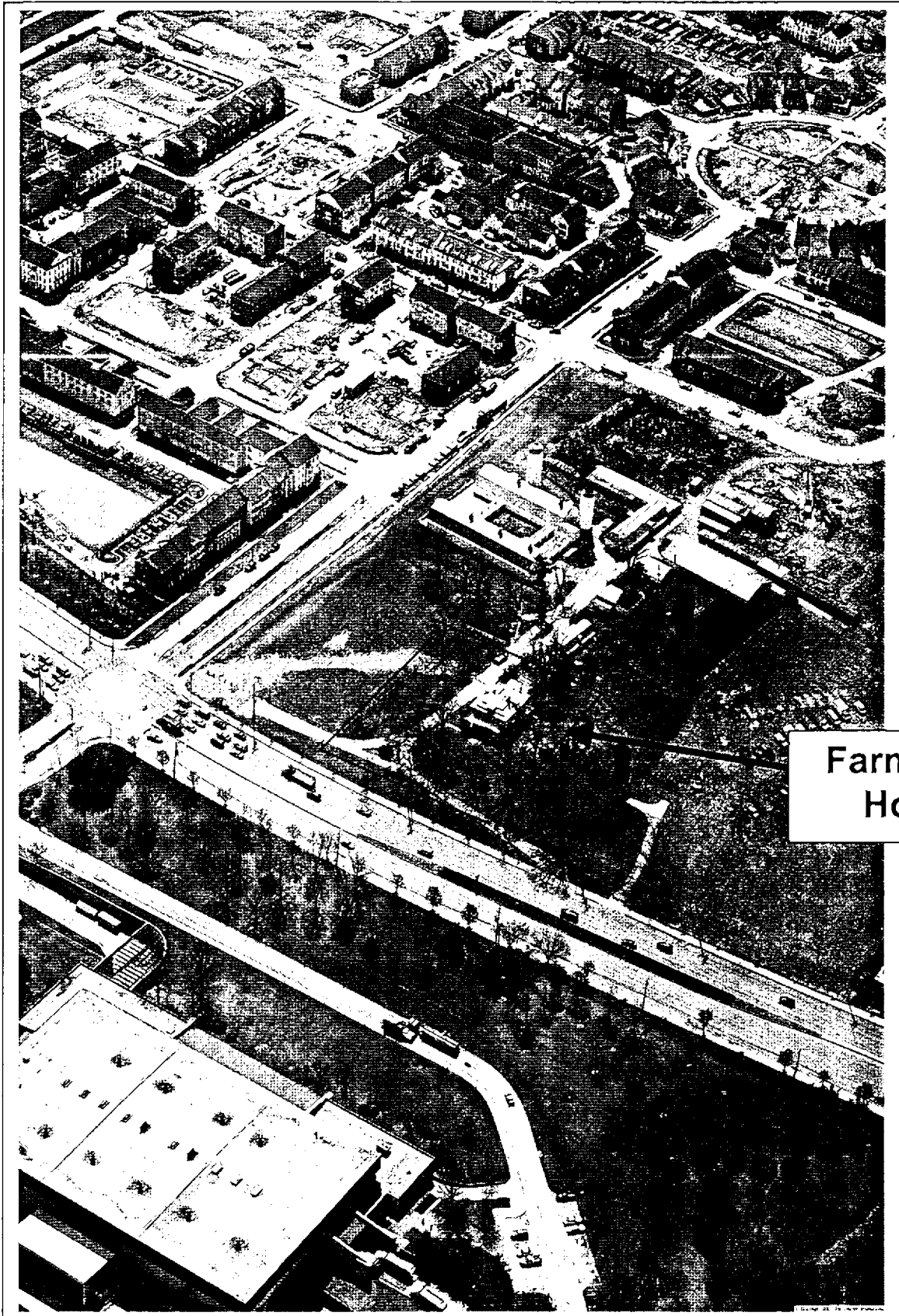
Based on the above analysis, the proposed modification to the King Farm development plan will generate significantly fewer peak hour vehicle trips and require significantly fewer parking spaces to meet code requirements.

If you have any questions or require additional information please call.

Sincerely,


Lee Cunningham

cc Barbara Sears
Linowes & Blocher



Farmstead
House

